

Ratio Study Narrative 2023

General Information	
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County Name	BENTON COUNTY
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Person Performing Ratio Study			
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Name	Phone Number	Email	Vendor Name (if applicable)
KELLY BALENSIEFER	765-884-1205	assessor@bentoncounty.in.gov	

Sales Window	1/1/2022	to	12/31/2022
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If more than one year of sales were used, was a time adjustment applied?	<p>If no, please explain why not.</p> <p>If yes, please explain the method used to calculate the adjustment.</p>
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Groupings

Please provide a list of township and/or major class groupings (if any). Additionally, please provide information detailing how the townships and/or major classes are similar in market.

****Please note that groupings made for the sole purpose of combining due to a lack of sales with no similarities will not be accepted by the Department****

Com Improved were group as all twsps. We are a very rural county and have very few sales of commercial and or improved. There is no difference in where it is located.

Commercial vacant had insufficient sales to perform a study.

Industrial improved had insufficient sales to perform a study.

Industrial vacant had insufficient sales to perform a study.

Residential improved Groupings are done by taxing and township districts. Group “Remaining Townships” includes 5 townships that are similar in the amenities available and lack of incorporated towns

Bolivar Township = Bolivar Township

Center Township = Center Township

Grant Township = Grant Township

Oak Grove Township = Oak Grove Township

Richland Township = Richland Township

Remaining Townships = Gilboa, Hickory Grove, Parish Grove, Pine, Union, and York. These townships are very similar in the amenities available as well distance to amenities.

Residential Vacant parcels: There were insufficient sales in each taxing district. There was 1 sale in Bolivar, 1 in Grant, 2 in Hickory Grove 2 in Oak Grove, 1 in Parish Grove, 2 in Pine, and 2 in Richland. Vacant Land will be addressed in Land Order to be performed 2024 pay 2025

AV Increases/Decreases

If applicable, please list any townships within the major property classes that either increased or decreased by more than 10% in total AV from the previous year. Additionally, please provide a reason why this occurred.

Property Type	Townships Impacted	Explanation
Commercial Improved	Bolivar Richland Union	1 NC, 9 use corrections. base rate difference from old program to new. Predominate use difference in software, removal of 1 parcel one parcel was removed, and one parcel was added
Commercial Vacant	Grant Oak Grove	Added a parcel. Added a parcel.
Industrial Improved	Gilboa Parish Grove	depreciation difference between software Conversion pricing difference in gr bin
Industrial Vacant	Center Richland	Removed 1 parcel added 1 from ag class, 1 land use change Went from 3 parcels to 2

Residential Improved	Center	Center was reassessed this year.
	Grant	18 mobile/manufactured were reassessed in a county wide attempt to equalize assessments.
	Pine	4 new constructions, 3 mobile/manufactured were reassessed in a county wide attempt to equalize assessments.
	Richland	8 new constructions, 8 mobile/manufactured were reassessed in a county wide attempt to equalize assessments.
	York	3 corrections on sr, COUNTY WIDE REVIEW OF FREE-STANDING EXT FEATURES WAS DONE AT CONVERSION
Residential Vacant	Parish	3 parcels were removed for 500 class.
	Pine	A parcel was added from split.
	York	1 new parcel and a combine

Cyclical Reassessment

Please explain which townships were reviewed as part of the current phase of the cyclical reassessment.

Center was reassessed this year.

Was the land order completed for the current cyclical reassessment phase? If not, please explain when the land order is planned to be completed.

The land order was completed 2019 and will be done again in 2024 pay 2025.

Comments

In this space, please provide any additional information you would like to provide the Department in order to help facilitate the approval of the ratio study. Such items could be standard operating procedures for certain assessment

practices (e.g. effective age changes), a timeline of changes made by the assessor's office, or any other information deemed pertinent.

The Market in Benton County, as with the entire state, has increased. To confirm the trending increase the county asked local appraisers and realtors their opinion. The following response was received.

There are many factors contributing to this market that we are experiencing right now. One main factor is the interest rates. Interest rates are at historic lows right now. That enables buyers to purchase properties for a lower monthly payment than ever before. Typically, depending on the house, it is cheaper to buy than rent right now. So, for savvy buyers who were renting, they are looking at investing in real estate and building equity rather than paying a landlord.

Another factor to consider is that the generation of Millennials is getting older, they are moving out of their parents houses and looking to buy their own property. There are about 71 million millennials, even more than the baby boomer's generation.

Also, when the housing market shifted in 2008, many builders stopped building. This created a ripple effect that we are feeling now. Less houses being built over the past 10 years is contributing to the low inventory now. Plus, we have less land available and construction materials also cost more, especially with COVID, so new construction is limited. Hence, a continued premium paid for housing.

A county wide reassessment of all Mobile/manufactured homes was completed to create uniformity.

County wide review of free standing ext features was done at conversion.

County wide reassessment of mini warehouse do to legislation updates

We converted software, in some cases the values differed due to depreciation being corrected or the method of assessment was different. Example would be predominant use determination or sqft verses width x length.

It is the policy of Benton County to physically review all properties that have sold. We also send questionnaires to both buyer and seller. When we are informed of new construction prior to sale, a weighted age is applied using information gathered from questionnaire, MLS, photos, and calls to the realtor and or seller. The percent complete chart in the Assessors manual is used to determine the adjustment percentage and weighted age chart to determine effective age. Weighted age is applied to reassessment areas as well.